



Memorandum

To: ACL Board

Date: September 5, 2017

From: Megan Shamp

Memo #: 2017-57

Topic: September committee changes

Recommendation: To appoint Tom Ohms to the Trails Committee.

*Plan on a Page: High Performing Operations and Management -
LRG – Build capacity in volunteerism, board membership,
committee work, and association activities by December, 2018.*



Memorandum

To: ACL Board

Date: September 5, 2017

From: Legal Committee

Memo #: 2017-59

Topic: Approval of Amended and Restated Bylaws to comply with CICAA - discussion

Issue & Analysis: The Board implemented the three-meeting rule at their August 19 meeting prior to approval of the Amended and Restated Bylaws. The changes to CICAA will be discussed today; and voted on at the October meeting. Keith Jones of Keay & Costello submitted some recommendations for changes that can be approved with a majority Board vote in order to come into compliance with the Common Interest Community Association Act (CICAA).

Based on the advice of legal counsel, the Board returned the Amended and Restated Bylaws to the Legal Committee to update to comply with the CICA revision of language in Article VI, Section 1, Sentence 1. The recommendation was to delete specific requirements, "bondable, never been convicted of a felony, and have attained the age of twenty-on (21)," from Article VI, Section 1, Sentence 1. The committee recommends to the Board that Article VI, Section 1, Sentence 1 of the Amended and Restated Bylaws Updated to comply with the CICA and the NFP Act read: "The affairs of the Association shall be managed by a Board of Directors (hereinafter referred to as the Board) each of whom must be a Member of the Association while serving on the Board." This recommendation has been incorporated into the language provided in the Board packet.

Plan on a Page: High Performing Operations and Management – Long Range Goals and Measures – Update and align all governing documents by June, 2018.



Memorandum

To: Board of Directors

Date: September 5, 2017

From: Appeals Board/Rules and Regulations Committee

Memo: 2017-60

Topic: Attendance at Appeals Board hearings – second meeting

Issue: The Appeals Board submitted a request to the Rules and Regulations Committee to require all petitioners be present at all appeals. The Rules and Regulations committee amended the request and returned it to the Appeals Board for their consideration. The Appeals Board has unanimously approved the language via electronic vote. The Rules and Regulations Committee will be reviewing this at their August 12, 2017 meeting.

The proposed revision to the Committee Practices and Procedures, Statements and Charges, Non-Standing and/or Special Committees, Appeals Board, is as follows:

12. The petitioner or his representative must appear in person before the Appeals Board. If the petitioner arrives more than 15 minutes late for their scheduled hearing, the Appeals Board will decide whether to continue the hearing process or reschedule for the next hearing date. If the petitioner arrives late for the scheduled hearing and after the Appeals Board has adjourned, the citation will be upheld and no further appeal will be allowed.

Recommendation: TBD

Plan on a Page: High Performing Operations and Management - Long Range Goals and Measures – Update and align all governing documents by June, 2018.



Memorandum

To: ACL Board

Date: September 5, 2017

From: Megan Shamp

Memo #: 2017-61

Topic: foreclosure of liens

Issue: The following thirty-six lots are recommended for foreclosure of lien per Board policy. We do not anticipate foreclosure against lots 13-173 and 13-174 due to arrangements with these owners. However, should these owners not follow through with their obligations, we will already have the Board's approval to foreclose on the lien. We are also pursuing purchase of lots 11-134, 11-242, and 12-051 from the Jo Daviess County Trustee.

1. 01-079 Durso
2. 03-152 Blackwood/Maas
3. 03-187 Chapman
4. 04-005 Barker
5. 04-131 Sparks
6. 04-140 Matusiewicz
7. 05-025 Chieftain Development Corp
8. 05-074 Baker
9. 06-023 Woolsey
10. 06-088 Gesner
11. 07-049 DeBellis
12. 07-103 Peterson
13. 07-156 Zalewski
14. 07-177 Krahmer
15. 07-191 Chieftain Development Corporation
16. 07-205 Mattson Family Trust
17. 07-226 Townsend
18. 08-029* Jo Daviess County Fund Trust No. 92531-07
19. 08-030* Jo Daviess County Fund Trust No. 92531-07
20. 08-076 Binninger
21. 09-003 Peterson
22. 09-085 Severs
23. 10-110 Maczka
24. 10-150 Chieftain Development

25. 11-050 Ertmer
26. 11-134 Keating
27. 11-137 Ethridge
28. 11-242 Baltazar/Baltazar
29. 12-024 Erickson
30. 12-051 Menegon
31. 12-226 Murillo/Murillo/Murillo/Reyes
32. 13-057 Jones
33. 13-098 Rock of Our Salvation Evangelical Free Church
34. 13-114 Chieftain Development Corp
35. 13-173 Kozarzewski
36. 13-174 Kozarzewski

*combined

Recommendation: To approve foreclosure of liens on the following lots: 01-079, 03-152, 03-187, 04-005, 04-131, 04-140, 05-025, 05-074, 06-023, 06-088, 07-049, 07-103, 07-156, 07-177, 07-191, 07-205, 07-226, 08-029, 08-030, 08-076, 09-003, 09-085, 10-110, 10-150, 11-050, 11-134, 11-137, 11-242, 12-024, 12-051, 12-226, 13-057, 13-098, 13-114, 13-173, and 13-174.



Memorandum

To: Board of Directors

Date: September 5, 2017

From: Megan Shamp

Memo: 2017-58

Topic: Request to Restrict Lot

Issue: The office has received a Request to Restrict Lot from Curt & Sara Wybourn, owners of lot 10-142. The lot has been inspected by the Building Department and found to be vacant.

Recommendation: TBD

Plan on a Page: High Performing Operations and Management – Long Range Goals and Measures – Fund and manage the operational budget with fiscal responsibility.
High Performing Operations and Management - 1YAP – Provide on-going training of Board of Directors and staff on governing documents for consistency in decision-making.



Memorandum

To: ACL Board

Date: August 22, 2017

From: Architectural & Environmental Control Committee

Memo #: 2017-56

Topic: Amendments to the ACL Building & Environmental Code presentation & discussion

Issue & Analysis: The AECC has recommended revisions to the ACL Building & Environmental Code. The AECC believes that a new fine structure is very necessary. The \$50.00 fine is not a large enough penalty to prevent homeowners and their contractors from working without a permit, or working outside of the approved plan and encroaching within the 100-foot lakefront setback without an approved variation. Rick Paulson has recommended the attached changes to Section 106 of the Building and Environmental Code Violations: Procedure, Appeals and Fines section. Joe Wiener, AECC Chairman, has worked with Rick Paulson on these suggestions prior to the July meeting. The committee discussed the fine structure at the July meeting and voted to recommend the changes to the Board. Any questions may be submitted to either Rick Paulson, Bob Ballenger, or Mike Harris.

Recommendation: No motion required at this meeting. For presentation & discussion only.

Plan on a Page: High Performing Operations and Management – Long Range Goals and Measures – Update and align all governing documents by June, 2018.